

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Tuesday, 9:00 A.M.
August 25, 2026

River Valley Room
City Hall, 1 Sir Winston Churchill Square NW, Edmonton

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

River Valley Room, City Hall

I 9:00 A.M. SDAB-D-26-209

Construct a Residential Use building in the form of a Single Detached House with a front attached Garage, unenclosed front porch, fireplace, and rear covered deck (3.4m x 5.3m)

12421 - 79 STREET NW
Project No.: 658895885-002

II 10:30 A.M. SDAB-D-26-210

Construct a Residential Use building in the form of a 9 Dwelling Multi-unit Housing building (not to be used as a Lodging House), and an Accessory building (bicycle parking structure, 5.2 m x 4.0m)

12824 - 121 AVENUE NW
Project No.: 607736193-002

III 1:30 P.M. SDAB-D-26-211

Construct a Residential Use building in the form of a Semi-Detached House with unenclosed front porch, balcony, and to develop Secondary Suite(s) in the Basement

14635 - MACKENZIE DRIVE NW
Project No.: 640609005-002

IV 1:30 P.M. SDAB-D-26-212

Construct a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings without Garage and 1 Secondary Suite)

14635 - MACKENZIE DRIVE NW
Project No.: 640610430-002

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-209

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 658895885-002

APPLICATION TO: Construct a Residential Use building in the form of a Single Detached House with a front attached Garage, unenclosed front porch, fireplace, and rear covered deck (3.4m x 5.3m)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: July 23, 2026

DATE OF APPEAL: July 27, 2026

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 12421 - 79 STREET NW

LEGAL DESCRIPTION: Plan 8111ET Blk 15 Lot 7

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: North Central District Plan

Grounds for Appeal

The Appellant provided the following reasons for appealing the decision of the Development Authority:

I respectfully ask the Board to consider my individual circumstances. I am nearly 72 years old, and this home is being designed specifically to allow me to live safely, independently, and with dignity for the remainder of my life. Following a serious accident in 2018, I continue to experience

mobility limitations affecting one of my legs. While I remain active, navigating an uneven rear lane—particularly during Edmonton's long winters when snow, ice, and ruts are common—creates a significant and ongoing risk of slips and falls. A front-attached garage would provide direct, barrier-reduced access to my home, reduce the likelihood of injury, and support my ability to age in place rather than face avoidable mobility challenges in the future.

In addition, I have attached signed letters of support from neighbouring property owners surrounding my property. These neighbours have reviewed the proposed home and front attached garage and have confirmed that they have no concerns with the development. Their support demonstrates that those most directly affected believe the proposal is compatible with the character of the neighbourhood and will not adversely impact surrounding properties.

Granting this appeal would provide a significant safety benefit while having minimal impact on the surrounding community. The proposed front driveway has been carefully designed to respect the character of the neighbourhood, maintain appropriate setbacks, and minimize its visual impact. It will allow me to safely age in place, reduce the risk of falls associated with rearlane access, and continue living independently near my family. The attached neighbour support letters demonstrate that those most directly affected by this proposal have reviewed the plans and support the requested variance.

In addition to supporting my own long-term mobility and independence, my wife and I play an active role in caring for our young grandchildren, who range in age from two to five years old.

We regularly transport them to and from our home and assist with their care. Safe, direct access from a front-attached garage would not only reduce my own risk of injury but would also provide a safer environment when helping young children enter and exit vehicles, particularly during Edmonton's winter months when snow and ice make rear-lane access more hazardous. This would allow us to continue supporting our family while doing so safely.

This appeal is not based on convenience or personal preference. Rather, it is a request for reasonable relief based on the unique circumstances of this property and my ongoing mobility limitations. Granting this variance would not create a meaningful adverse impact on neighbouring properties, traffic, pedestrian safety, or the character of the neighbourhood. Instead, it would allow me to safely access my home, reduce the risk of serious injury from falls, maintain my independence, and age in place in a home specifically designed to meet my long-term needs while remaining close to my family and support network.

Supporting documents enclosed with this appeal include:

- Exhibit A – Appeal Letter
- Exhibit B – Site Plan
- Exhibit C – Architectural Renderings of the Proposed Home
- Exhibit D – Signed Neighbour Support Letters
- Exhibit E – Summer Rear Lane Photographs
- Exhibit F – Winter Rear Lane Photographs
- Exhibit G – Medical Documentation (if requested by the Board or provided separately)

Documents will be attached.

It is also important to note that the property is located on a dead-end local street with very low traffic volumes. Beyond the sound wall adjacent to the property is Yellowhead Trail, a major arterial roadway; however, that traffic does not enter or travel along this residential street. The surrounding area is comprised primarily of homes with front-attached driveways, and the proposed driveway would function in the same manner without creating additional traffic conflicts or safety concerns. Given the dead-end configuration of the street and the existing pattern of front driveways in the neighbourhood, the proposed development would have a negligible impact on local traffic operations or pedestrian safety.

Thank you for your time, consideration, and careful review of my appeal. I respectfully ask the Board to consider the unique circumstances of my situation and the significant safety benefits this variance would provide, allowing me to remain independent, continue caring for my young grandchildren, and safely age in place for many years to come.

<i>General Matters</i>

Appeal Information:

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal the decision in accordance with subsection (2.1).

...

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

(a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

687(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

...

(a.1) must comply with any applicable land use policies;

- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
 - (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and
- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the Zoning Bylaw 20001:

Under section 2.10.2.2, a **Residential Use** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

Under section 8.10, a **Residential Use** means:

Means a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.

This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

Under section 8.20, **Single Detached Housing** means “a building that contains 1 principal Dwelling and has direct access to ground level.

Section 2.10.1 states that the **Purpose** of the **RS - Small Scale Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.

<i>Parking, Loading and Access</i>

Section 2.10.6.1 states “Vehicle access must be from an Alley where a Site Abuts an Alley.”

Development Planner’s Determination

Vehicle access - Vehicle access must be from an Alley where a Site Abuts an Alley (Subsection 2.10.6.1).

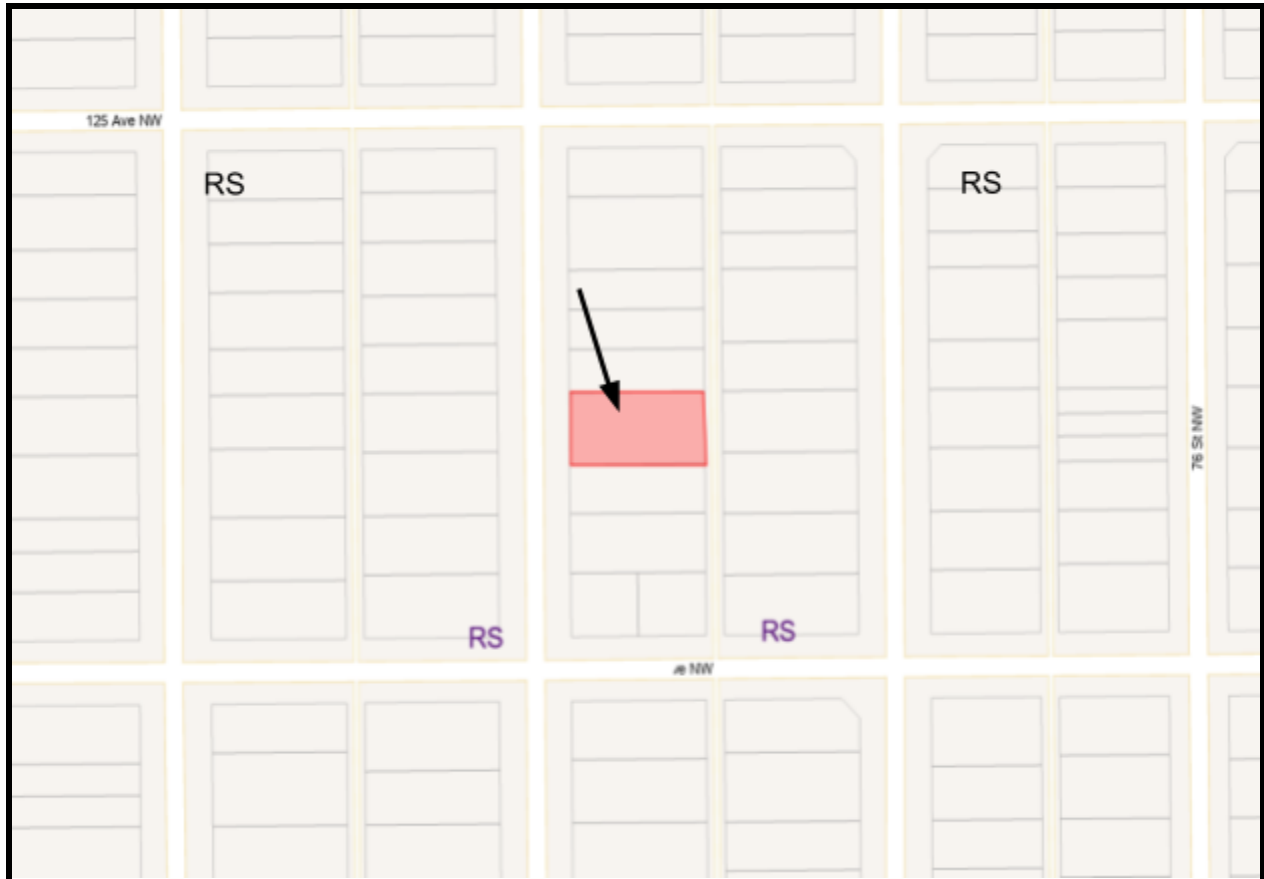
Proposed: Vehicle access from 79 Street NW.

[unedited]

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

		Project Number: 658895885-002 Application Date: MAY 19, 2026 Printed: July 23, 2026 at 10:43 AM Page: 1 of 1																										
Application for Development Permit																												
This document is a Development Permit Decision for the development application described below.																												
Applicant		Property Address(es) and Legal Description(s) 12421 - 79 STREET NW Plan S111ET Blk 15 Lot 7																										
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Development Application Decision Refused Issue Date: Jul 23, 2026 Development Authority: SMITH, BRADLEY2 Reason for Refusal Vehicle access - Vehicle access must be from an Alley where a Site Abuts an Alley (Subsection 2.10.6.1). Proposed: Vehicle access from 79 Street NW. Rights of Appeal The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.																												
Fees <table border="0" style="width: 100%;"> <thead> <tr> <th></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$625.00</td> <td style="text-align: right;">\$625.00</td> <td style="text-align: right;">006021000004595</td> <td style="text-align: right;">Jun 05, 2026</td> </tr> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$160.00</td> <td style="text-align: right;">\$160.00</td> <td style="text-align: right;">006021000004595</td> <td style="text-align: right;">Jun 05, 2026</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$785.00</td> <td style="text-align: right; border-top: 1px solid black;">\$785.00</td> <td></td> <td></td> </tr> </tbody> </table>					Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$625.00	\$625.00	006021000004595	Jun 05, 2026	Lot Grading Fee	\$160.00	\$160.00	006021000004595	Jun 05, 2026	Total GST Amount:	\$0.00				Totals for Permit:	\$785.00	\$785.00		
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THIS IS NOT A PERMIT																												
P0702003																												



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-209

▲
N

ITEM II: 10:30 A.M.

FILE: SDAB-D-26-210

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 607736193-002

APPLICATION TO: Construct a Residential Use building in the form of a 9 Dwelling Multi-unit Housing building (not to be used as a Lodging House), and an Accessory building (bicycle parking structure, 5.2 m x 4.0m)

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: March 25, 2026

DATE OF APPEAL: July 30, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 12824 - 121 AVENUE NW

LEGAL DESCRIPTION: Plan 4068HW Blk 4 Lot 30

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Central District Plan

<i>Grounds for Appeal</i>

The Appellant provided the following reasons for appealing the decision of the Development Authority:

A 9-dwelling Multi use building will place unmanageable strain on the drainage system of the local area. Coupled with the approval of a nearby permit: 613093003-002. The increase in run off will place the surrounding buildings at risk of flood damage. During the rainfall in July, our street was already flooding waist deep, approximately 50 meters up to my driveway, whereas this had not occurred before the two properties were demolished. The sewer lines between our properties has not been upgraded since the neighbourhood was built in 1951, and my property lies at the very end of this sewer line, the added load from the development, coupled with the other developments in the area is quintoupling the load on the sewer lines, and I do not believe that the developer has had the appropriate due dilligence done in ensuring the impact on the drainage and sewer infrastructure.

In addition, the developer has proven to not be a good citizen. Blocking driveways, failing to maintain the property, and dumping garbage on the lot.

In addition, the load on on the alleyways and roads will be unsustainable given the approval of the two developments so close to each other.

<i>General Matters</i>

Appeal Information:

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
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686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

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(A) within 21 days after the date on which the written decision is given under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

687(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

...

(a.1) must comply with any applicable land use policies;

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- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

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- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the Zoning Bylaw 20001:

Under section 2.10.2.2, a **Residential Use** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

Under section 8.10, a **Residential Use** means:

a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.

This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

Under section 8.20, **Multi-unit Housing** means:

means a building that contains:

- a. 1 or more Dwellings combined with at least 1 Use other than Residential, Home Based Business, or Sign Uses; or
- b. any number of Dwellings that do not conform to any other definition in the Zoning Bylaw.

Typical examples include stacked row housing, apartments, and housing in a mixed-use building.

Under section 8.20, **Dwelling** means:

a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.

Section 2.10.1 states that the **Purpose** of the **RS - Small Scale Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

		Project Number: 607736193-002 Application Date: JUN 09, 2025 Printed: March 31, 2026 at 2:32 PM Page: 1 of 9			
Development Permit					
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.					
Applicant		Property Address(es) and Legal Description(s) 12824 - 121 AVENUE NW Plan 4068HW Blk 4 Lot 30			
		Specific Address(es) Suite: 12824 - 121 AVENUE NW Suite: 12826 - 121 AVENUE NW Suite: 12828 - 121 AVENUE NW Suite: 12830 - 121 AVENUE NW Suite: 12832 - 121 AVENUE NW Suite: MNFL, 12824 - 121 AVENUE NW Suite: MNFL, 12826 - 121 AVENUE NW Suite: MNFL, 12828 - 121 AVENUE NW Suite: MNFL, 12830 - 121 AVENUE NW Entryway: 12824 - 121 AVENUE NW Entryway: 12826 - 121 AVENUE NW Entryway: 12828 - 121 AVENUE NW Entryway: 12830 - 121 AVENUE NW Entryway: 12832 - 121 AVENUE NW Building: 12824 - 121 AVENUE NW			
Scope of Permit To construct a Residential Use building in the form of a 9 Dwelling Multi-unit Housing building (not to be used as a Lodging House), and an Accessory building (bicycle parking structure, 5.2 m x 4.0m).					
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 5 Site Area (sq. m.): 683.23 </td> <td style="width: 50%;"> Gross Floor Area (sq.m.): 312.96 New Sewer Service Required: N/A Overlay: Statutory Plan: </td> </tr> </table>				Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 5 Site Area (sq. m.): 683.23	Gross Floor Area (sq.m.): 312.96 New Sewer Service Required: N/A Overlay: Statutory Plan:
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Development Permit Decision Approved Issue Date: Mar 25, 2026 Development Authority: SELTZ, AARON Subject to the Following Conditions Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a 9 Dwelling Multi-unit Housing building (not to be used as a Lodging House), and an Accessory building (bicycle parking structure, 5.2 m x 4.0m). The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application. The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been					
P0702003					

Development Permit

fulfilled (Subsection 7.190.2.1.1).

WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).

Landscaping must be installed and maintained in accordance with Section 5.60.

A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).

Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6.). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1.). If the unenclosed steps are oriented away from the Interior Side Line and have a landing less than or equal to 1.5 m², a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps (Subsection 2.10.4.8.2.)

Pathways connecting the main building entrances to adjacent sidewalks must be a minimum width of 1.8 m (Subsection 5.80.3.1.3).

Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5)

Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; generally be directed downwards, except where directed towards the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3).

An Accessory building or structure must not exceed 4.3 m in Height (Subsection 5.10.9.1).

Eaves may project a maximum of 0.6 m into a required Setback (Subsection 5.90.1).

The minimum distance between the eave and a Lot line Abutting another Site must be 0.45 m (Subsection 5.90.1.1).

Landscaping Conditions:

1. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Development Permit Inspection Fee of \$560.00 (this can be paid by phone with a credit card - 780-442-5054).

2. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for \$18,877.15 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:

Cheque

Irrevocable letter of credit

Development bond

Please contact dplandscaping@edmonton.ca to submit the required Landscape Security.

3. Landscaping must be installed in accordance with the approved Landscape Plan, Section 5.60, and to the satisfaction of the Development Planner.

4. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.

5. Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner (Section 5.60.9). To request a landscape inspection, visit www.edmonton.ca/landscapeinspectionrequest.



Project Number: **607736193-002**
 Application Date: JUN 09, 2025
 Printed: March 31, 2026 at 2:32 PM
 Page: 3 of 9

Development Permit

6. If at the time of the first landscape inspection the required landscaping has been fully installed, up to 80% of the Landscape Security may be returned. 20% must be retained to ensure landscaping is maintained in a healthy condition for a minimum of 24 months (Section 5.60.10.3).

7. If the landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after completion of the development, or if the landscaping is not well maintained and in a healthy condition for a minimum of 24 months after completion of the landscaping, the City may draw on the security for its use absolutely (Section 5.60.10.9).

Applicants **MUST** adhere to the following:

8. All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.

9. In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.

The City of Edmonton Public Tree Bylaw

<https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158>

Apply for the Public Tree Permit

<https://www.edmonton.ca/treep permit>

Transportation Conditions:

1. The existing approximate 9.5 m wide private driveway access to 121 Avenue located at the east property line, must be removed with restoration of the grassed boulevard within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards. The owner/applicant must obtain a Permit to remove the access, available from Development Services, developmentpermits@edmonton.ca.

2. Access is proposed to the alley and does not require a crossing permit. The area between the property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination and must not exceed 8%.

Any changes to the waste/recycle area may require a review by Subdivision and Development Coordination to ensure there are no concerns with alley or access operation.

3. The removal of the existing retaining wall and steps within the road right-of-way are required. Permanent objects including concrete steps, ramps, railings, fencing, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.

4. A Public Tree Permit will be required for any boulevard trees within 5 meters of the site; trees must be protected during construction as per the Public Tree Bylaw 18825. If tree damage occurs, all tree related costs will be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value on full or partial tree loss as well as all operational and administrative fees. The owner/applicant must contact City Operations, Parks and Roads Services at citytrees@edmonton.ca to arrange any clearance pruning or root cutting prior to construction.

5. There may be utilities within road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utility-safety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to

Development Permit

have utilities located. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.

6. Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must include:

- a. the start/finish date of project;
- b. accommodation of pedestrians and vehicles during construction;
- c. confirmation of lay down area within legal road right of way if required; and
- d. to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.

It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:

https://www.edmonton.ca/business_economy/oscam-permit-request.aspx

7. Any alley, sidewalk or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner.

EPCOR Conditions:

1. Prior to the release of drawings for building permit review, (except for Building Permits for demolition, excavation, or shoring), the lots must be consolidated.
2. There is a 150 mm PVC water main 1.2 m east of the east property line of Lot 30, in the lane east of 129 Street. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.

Subject to the Following Advisements

Zoning Advisements:

Unless otherwise stated, all above references to "section numbers" or "subsection numbers" refer to the authority under the Zoning Bylaw.

An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).

Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.

All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.

In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.

City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any

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buildings, additions to buildings, or alterations of surface drainage.

A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection and click 'ONLINE APPLICATION' for instructions on the plan submission process.

The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval.

For more information on Lot Grading requirements, plans and inspections refer to the website:
https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading

Drainage Services Advisements:

The Development Servicing Agreements unit of City Planning has no objection to the captioned Development Permit for the property located at 12824 - 121 AVENUE NW(Plan 4068HW Blk 4 Lot 30;Sherbrooke), subject to the following conditions:

APPLICABLE ASSESSMENTS

CONDITIONS

Development Assessments

APPLICABLE ASSESSMENTS

Permanent Area Contribution (PAC)
 Storm and Sanitary PACs are not applicable since the property is not within any active PAC basin.

Expansion Assessment (EA)
 Expansion Assessment charge is being paused until Dec 31, 2025.(exact date to be determined by the SSSF Oversight Committee); therefore EAs are deferred for this DP.
 EA may apply at the time of the future application of subdivision, development permit or servicing connection application.

Arterial Roadway Assessment (ARA)
 Arterial Roadway Assessment is not applicable since the property is outside the current ARA Catchment Area.

Sanitary Sewer Trunk Charge (SSTC)
 SSTC is applicable to the lot in question; however, SSTC charges will be paused until Dec 31, 2025. (exact date to be determined by the SSSF Oversight Committee); therefore SSTC is deferred for this DP.
 SSTC may apply at the time of the future application of subdivision, development permit or servicing connection application.

For information purposes, the following SSTC rates are for the year 2025. SSTC rate depends on the type of development:

- 1 – Industrial / Commercial / Institution: \$8,818 per hectare
- 2 – One or two Dwelling Residential (no secondary, garden or garage suite): \$1,764 per dwelling
- 3 – Two Dwellings Residential (one secondary, garden or garage suite): \$1,764 per dwelling
for secondary garden or garage suite \$781
- 4 – Multi-Family Residential: \$1,259 per dwelling

The SSTC charge should be paid when the development permit application is made or when a sanitary services connection is applied.

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Any sewer main extensions required to service the site and any onsite servicing requirements are in addition to the above noted PAC and SSTC assessments and will be at the developer's cost.	
Please note that the SSTC rates are subject to adjustment at the end of the year. The final SSTC is based on the prevailing rate at the time the applicant/owner makes payment.	
Additional Notes The drainage assessments provided in this response are preliminary and for the purpose of information and discussion only. The assessment is made based on information currently available to our Department. Should such information changes in the future, a new assessment may be made. Confirmation of the exact amount for the applicable drainage assessments will be made when an application for a subdivision, development permit, or sewer service connection is received. In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage. More information about the above charges can be found on the City of Edmonton's website: Permanent Area Contributions https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx Sanitary Servicing Strategy Expansion Assessment https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx Arterial Roadway Assessment https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx Sanitary Sewer Trunk Charge https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx	
EPCOR Advisements: 1. The site is currently serviced by a 20 mm copper water service (N28233) located 9.8 m north of the north property line of 121 Avenue off of the lane west of 128 Street. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed. 1a. The existing service is not of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development. 2. EPCOR Water Services Inc. does not review on-site servicing. It is the applicant's responsibility to obtain the services of a professional to complete on-site water distribution design and to ensure the supply will meet plumbing code and supply requirements. 3. A new water service may be constructed for this lot directly off EPCOR's 150 mm water main along the lane west of 128 Street adjacent to the subject site. 4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing. 4a. For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html. 5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444.	
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6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWSinspections@epcor.com or 780-412-3850.

7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning procedure.

8. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations.

9. Hydrant spacing adjacent to the site is 274 m. Hydrant spacing does not meet the requirements based on Volume 4 of the City of Edmonton Design and Construction Standards. Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via Infill Fire Protection Assessment (IFPA).

10. In 2022 the Infill Fire Protection Program was initiated to fund water infrastructure upgrades required to meet municipal fire protection standards within core, mature and established neighbourhoods. The program will consider "missing middle" housing forms, mixed use and smaller scale commercial-only developments. EPCOR Water encourages interested applicants to go to the program website for more information and updates (www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html).

10a. Please note that being accepted for consideration in the program does not guarantee funding will be granted, as each application will be weighed against a set of criteria.

10b. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.

11. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.

12. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021).

13. The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application.

14. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure.

15. The advisements and conditions provided in this response are firm and cannot be altered.

Should you require any additional information, please contact Sarah Chileen at schileen@epcor.com.

Fire Rescue Services Advisements:

Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal however, has the following advisements for your implementation and information.

The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be accepted in writing by the fire department and the authority having jurisdiction. Edmonton Fire Rescue Services will review your plan at the initial construction site safety inspection upon commencement of construction.

Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan

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Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE).	
A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).	
You can locate a copy of the FSP guide for your reference here: https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771	
Ensure that the hydrant(s) servicing the site are fully functional prior to construction and remain accessible and unobstructed during construction. Reference: NFC(2023-AE) 5.6.3.6. Hydrant Access 1) Hydrants on construction, alteration, or demolition site shall a) be clearly marked with a sign, b) be accessible, and c) have an unobstructed clearance of not less than 2 m at all times.	
Ensure that an all-weather access road is constructed prior to construction. Reference: NFC(2023-AE) 5.6.1.4. Access for Firefighting 4) Access routes for fire department vehicles shall be provided and maintained to construction and demolition sites.	
Ensure that emergency access route/fire lane signage is posted as per the NFC(2023-AE) 2.5.1.5 (2) Reference: 2.5.1.5. Maintenance of Fire Department Access 2) Vehicles shall not be parked to obstruct access by fire department vehicles and signs shall be posted prohibiting such parking.	
To meet the requirements of the National Fire Code — 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered. https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building 1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations. Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation: Protection of Adjacent Buildings During Construction and Demolition https://open.alberta.ca/dataset/aa64d44e-6f21-474b-a86f-47bf24e40665/resource/26e961d0-b865-4cd8-b455-85b6eee2c246/download/ma-standata-joint-interpretation-19-fci-005-19-bci-016.pdf	
Kind regards, William Heng FSCO Group B, Level II	
Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca	
Waste Services Advisements: Waste Services has reviewed the proposed plan "A0.1" dated 071725 and has no concerns to identify during this review.	
This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.	
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Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.

Additional information about waste service at your proposed development:

Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.

To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:

Access to containers and removal of obstructions.

Container set out, and

The responsibility for wear and tear or damages.

The green cart equivalency program and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 9 dwellings, allowing it to receive Curbside Collection. The City will provide a total of 14 carts: 9 x 240 L for garbage and 1 x 120 L and 4 x 240 L for food scraps.

Please note:

Residents would be required to share their food scraps carts.

Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.

Residents would use blue bags for recycling.

A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.

If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.

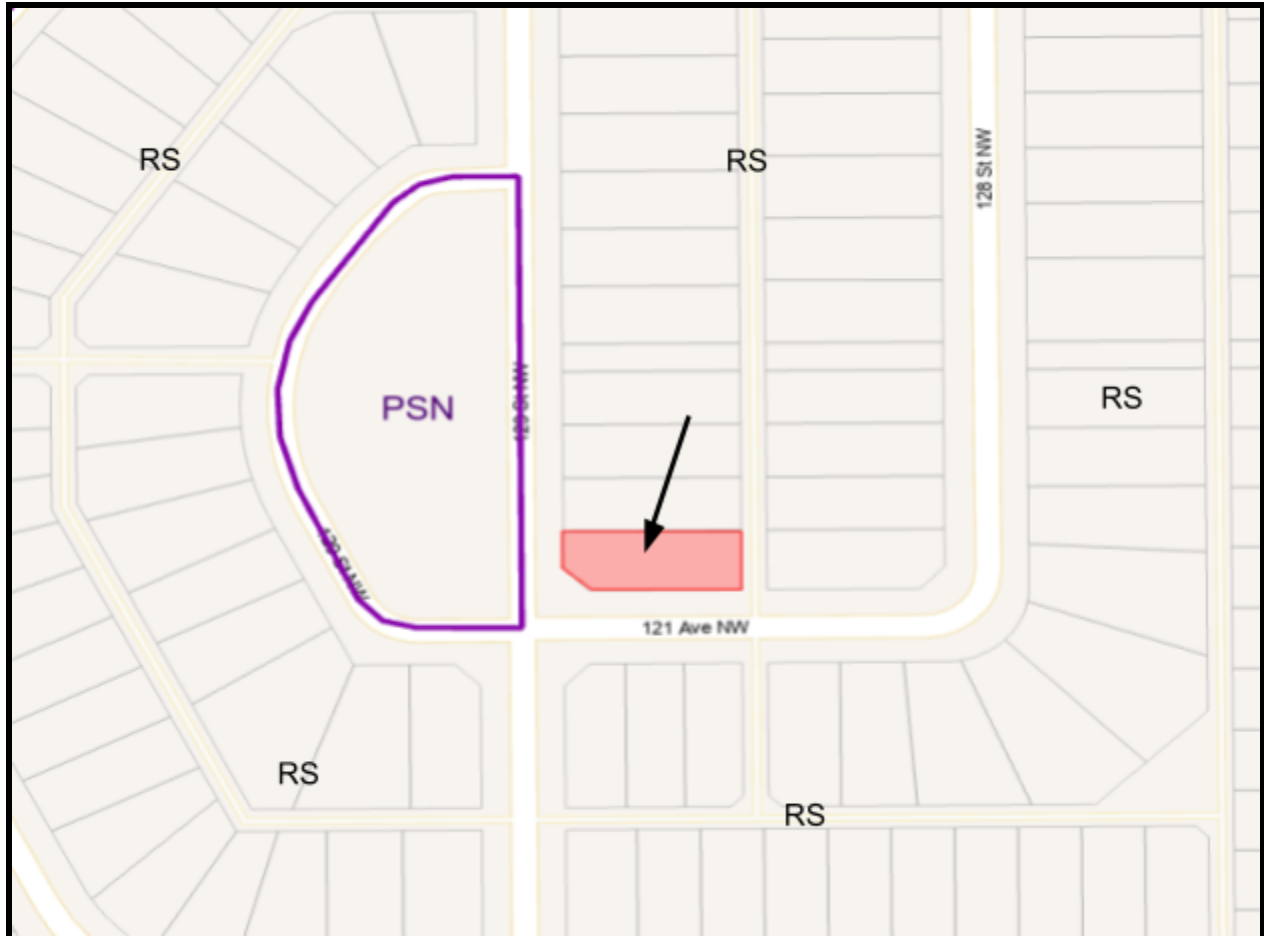
For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.

Rights of Appeal

This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$554.00	\$554.00	010188001001042	Jun 10, 2025
Major Dev. Application Fee	\$1,020.00	\$1,020.00	010188001001042	Jun 10, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	010188001001042	Jun 10, 2025
Dev. Application Fee # of dwelling units	\$415.00	\$415.00	010188001001042	Jun 10, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,549.00	\$2,549.00		



SURROUNDING LAND USE DISTRICTS

Site Location ← **File: SDAB-D-26-210** **N** ▲

ITEM III: 1:30 P.M.FILE: SDAB-D-26-211AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 640609005-002

APPLICATION TO: Construct a Residential Use building in the form of a Semi-Detached House with unenclosed front porch, balcony, and to develop Secondary Suite(s) in the Basement

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 23, 2026

DATE OF APPEAL: July 30, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 14635 - MACKENZIE DRIVE NW

LEGAL DESCRIPTION: Plan 452KS Blk 3 Lot 19

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

Grounds for Appeal

The Appellant provided the following reasons for appealing the decision of the Development Authority:

- The Development Planner misinterpreted, varied or relaxed the Zoning Bylaw.
- Infill Size and setbacks not acceptable

- Multiplex infill in established single family homes in mature neighbourhood is wrong
- size of Infill with no adequate infrastructure allotted for
- Street parking in front is quite nonexistent as one side of street only and pie shaped lot so only room for two cars in front, and nearby 95Ave is seasonal only, again only one side of street.
- within 1 1/2 blocks there has been 6 door plex, and 2 x 8 door plex contracted already,
- within that block and beside the lot being appealed you've approved DP for a 9 door plex

General Matters

Appeal Information:

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal the decision in accordance with subsection (2.1).

...

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
 - or
 - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

687(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

...

- (a.1) must comply with any applicable land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Zoning Bylaw 20001*:

Under section 2.10.2.2, a **Residential Use** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

Under section 8.10, a **Residential Use** means:

a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.

This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

Under section 8.20, **Semi-detached Housing** means:

a building that contains 2 principal Dwellings that share, in whole or in part, a common vertical party wall. Each Dwelling has individual, separate and direct access to ground level. This does not include Duplex Housing.



Under section 8.20, **Secondary Suite** means:

a Dwelling that is subordinate to, and located within, a building in the form of Single Detached Housing, Semi-detached Housing, Row Housing, or Backyard Housing. A Secondary Suite is not a principal Dwelling. A Secondary Suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A Secondary Suite has less Floor Area than the principal Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.

Under section 8.20, **Dwelling** means:

a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.

Section 2.10.1 states that the **Purpose** of the **RS - Small Scale Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

		Project Number: 640609005-002 Application Date: DEC 13, 2025 Printed: July 23, 2026 at 4:24 PM Page: 1 of 3	
		Development Permit	
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.			
Applicant		Property Address(es) and Legal Description(s) 14635 - MACKENZIE DRIVE NW Plan 452KS Blk 3 Lot 19	
		Specific Address(es) Suite: 1, 14635 - MACKENZIE DRIVE NW Suite: 2, 14635 - MACKENZIE DRIVE NW Suite: BSMT1, 14635 - MACKENZIE DRIVE NW Suite: BSMT2, 14635 - MACKENZIE DRIVE NW Entryway: 1, 14635 - MACKENZIE DRIVE NW Entryway: 2, 14635 - MACKENZIE DRIVE NW Building: 1, 14635 - MACKENZIE DRIVE NW	
Scope of Permit To construct a Residential Use building in the form of a Semi-Detached House with unenclosed front porch, balcony, and to develop Secondary Suite(s) in the Basement.			
Details			
1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping		2. Number of Principal Dwelling Units To Construct: 2 4. Number of Secondary Suite Dwelling Units to Construct: 2 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development	
Development Permit Decision Approved Issue Date: Jul 23, 2026 Development Authority: ZENG, KATHY Subject to the Following Conditions Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a Semi-Detached House with unenclosed front porch, balcony, and to develop Secondary Suite(s) in the Basement. The development must be constructed in accordance with the approved drawings. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2). Landscaping must be installed and maintained in accordance with Section 5.60. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2). Pathway(s) connecting the main entrance of the Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum unobstructed width of 0.9 m (Subsection 5.80.2.1.1). Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the			
P0702003			



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Development Permit

unenclosed steps (Subsection 2.10.4.8.1.). If the unenclosed steps are oriented away from the Interior Side Line and have a landing less than or equal to 1.5 m², a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps (Subsection 2.10.4.8.2.)

Vehicular access from Mackenzie Drive NW is not permitted. (Subsection 2.10.6.1). Failure to complete this work prior to building occupancy is an offence.

The Secondary Suite must have a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building (Section 8.20).

A Hard Surfaced Pathway connecting the main entrance of the Secondary Suite directly to an Abutting sidewalk or to a Driveway is required, which must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).

The Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).

The Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).

Subject to the Following Advisements

Zoning Advisements:

Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.

Any future deck enclosure or cover requires a separate development and building permit approval.

An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).

Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.

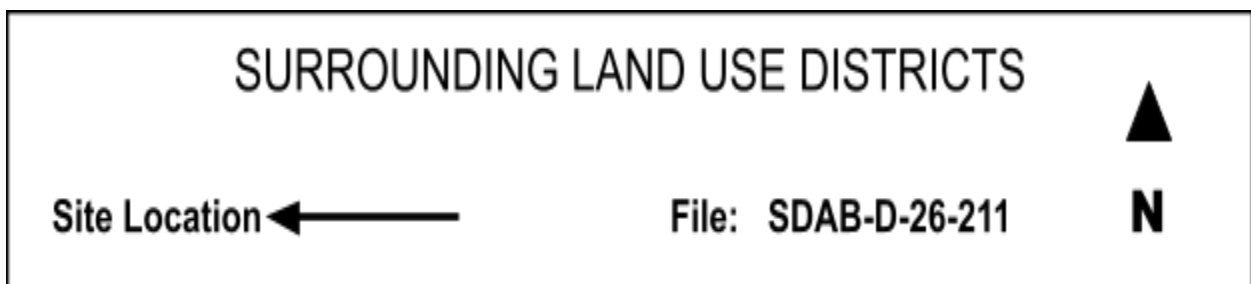
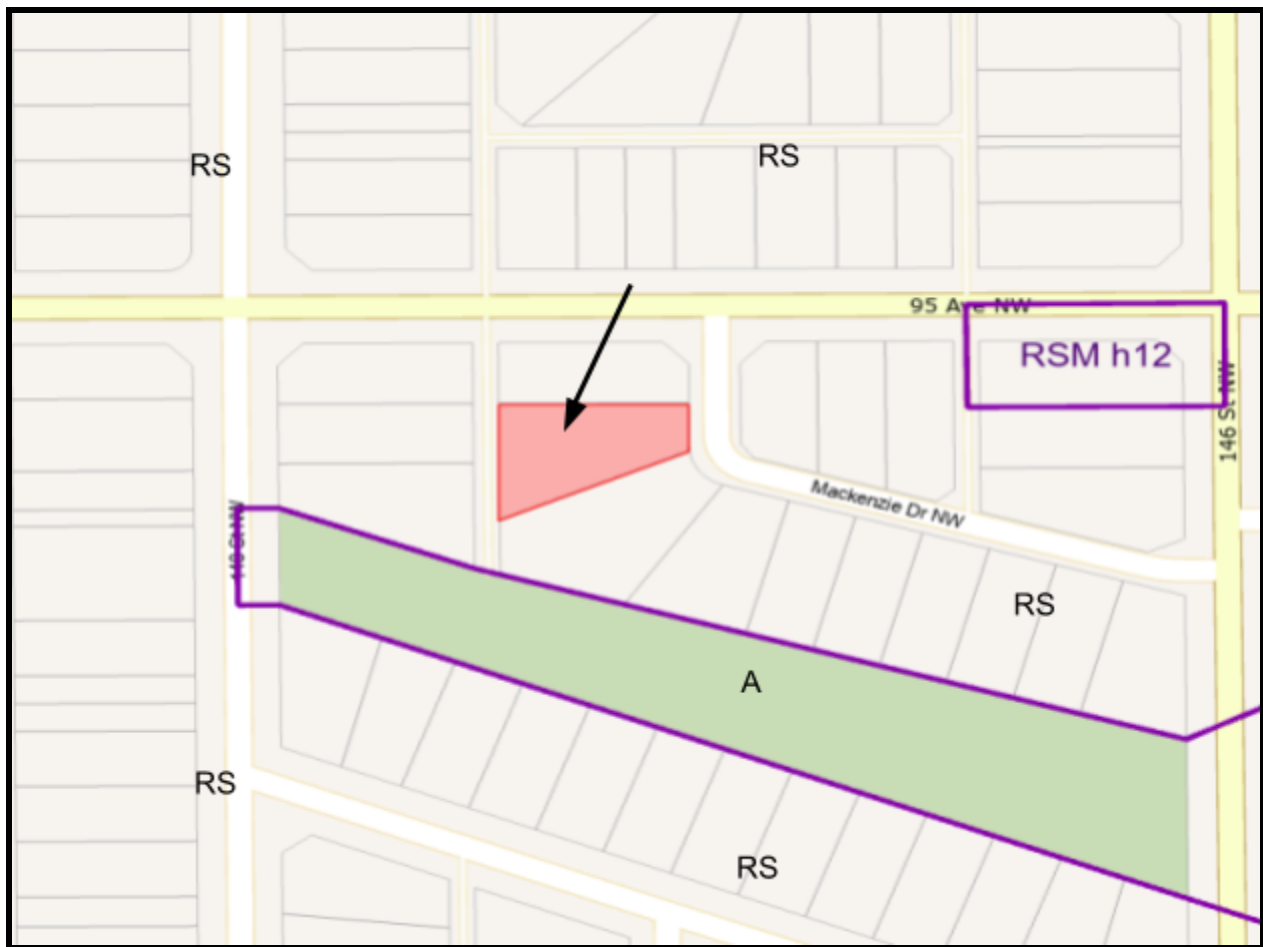
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	Project Number: 640609005-002 Application Date: DEC 13, 2025 Printed: July 23, 2026 at 4:24 PM Page: 3 of 3																									
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P0702003																										



ITEM IV: 1:30 P.M.FILE: SDAB-D-26-212AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 640610430-002

APPLICATION TO: Construct a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings without Garage and 1 Secondary Suite)

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 28, 2026

DATE OF APPEAL: July 31, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 14635 - MACKENZIE DRIVE NW

LEGAL DESCRIPTION: Plan 452KS Blk 3 Lot 19

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

Grounds for Appeal

The Appellant provided the following reasons for appealing the decision of the Development Authority:

- Development Planner misinterpreted, varied or relaxed the Zoning Bylaw.

- infill in established single family homes in mature neighbourhood already excessive
- Infill Size and setbacks not acceptable
- proposed Infill with no adequate infrastructure
- Street parking in front is quite nonexistent as one side of street only and pie shaped lot so only room for two cars in front, and nearby 95Ave is seasonal only, again only one side of street.

General Matters

Appeal Information:

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal the decision in accordance with subsection (2.1).

...

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

- (a) in the case of an appeal made by a person referred to in section 685(1)

- (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
- or
- (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

687(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

...

- (a.1) must comply with any applicable land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the Zoning Bylaw 20001:

Under section 2.10.2.2, a **Residential Use** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

Under section 8.10, a **Residential Use** means:

a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.

This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

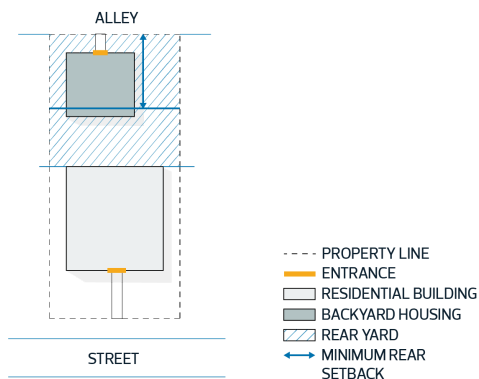
Under section 8.20, **Semi-detached Housing** means:

a building that contains 2 principal Dwellings that share, in whole or in part, a common vertical party wall. Each Dwelling has individual, separate and direct access to ground level. This does not include Duplex Housing.



Under section 8.20, **Backyard Housing** means:

a building containing 1 or more Dwellings, that is located wholly within the Rear Yard, and partially or wholly within the Rear Setback of the applicable Zone, of a Residential Site.



Under section 8.20, **Secondary Suite** means:

a Dwelling that is subordinate to, and located within, a building in the form of Single Detached Housing, Semi-detached Housing, Row Housing, or Backyard Housing. A Secondary Suite is not a principal Dwelling. A Secondary Suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A Secondary Suite has less Floor Area than the principal Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.

Under section 8.20, **Dwelling** means:

a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.

Section 2.10.1 states that the **Purpose** of the **RS - Small Scale Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

		Project Number: 640610430-002 Application Date: DEC 13, 2025 Printed: July 28, 2026 at 12:01 PM Page: 1 of 5			
		Development Permit			
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.					
Applicant		Property Address(es) and Legal Description(s) 14635 - MACKENZIE DRIVE NW Plan 452KS Blk 3 Lot 19			
		Specific Address(es) Suite: G1, 14635 - MACKENZIE DRIVE NW Suite: G2, 14635 - MACKENZIE DRIVE NW Suite: G3, 14635 - MACKENZIE DRIVE NW Entryway: G1, 14635 - MACKENZIE DRIVE NW Entryway: G2, 14635 - MACKENZIE DRIVE NW Entryway: G3, 14635 - MACKENZIE DRIVE NW Building: G1, 14635 - MACKENZIE DRIVE NW			
Scope of Permit To construct a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings without Garage and 1 Secondary Suite).					
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PG702003					

Development Permit

the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3).

Backyard Housing must not be subdivided from other principal Dwellings on a Site or be part of a Bare Land Condominium (Subsection 6.10.5).

The Secondary Suite must have a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building (Section 8.20).

A Hard Surfaced Pathway connecting the main entrance of the Secondary Suite directly to an Abutting sidewalk or to a Driveway is required, which must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).

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Future inspections may occur to ensure the building is not operating as a Lodging House.

Fire Rescue Services Advisements:



Project Number: **640610430-002**
 Application Date: DEC 13, 2025
 Printed: July 28, 2026 at 12:01 PM
 Page: 3 of 5

Development Permit

Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal, however, we have the following advisements for your implementation and information:

- 1) Travel distance from the emergency access route to each principal entrance must not exceed 45m.

https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329

- 2) Emergency access path widths must be a minimum of 0.9m and the path must be of a hard surface and accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.

https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329

- 3) The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be provided to the fire department as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to a site visit and/or at the initial construction site safety inspection upon commencement of construction.

Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan

Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE).

A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).

You can locate a copy of the FSP guide for your reference here:

<https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771>

- 4) To meet the requirements of the National Fire Code - 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.

Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building

"Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations"

https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites

Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:

Measures to mitigate fire spread to adjacent buildings

<https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf>

- 5) All developments must comply with the firefighting water supply requirements within City of Edmonton Design and Construction Standard, Volume 4: Water. This item is reviewed by EPCOR Water, and any deficiencies will be conditioned accordingly. If this site is eligible for the Infill Fire Protection Assessment, EFRS Engineering will process the IFPA request from EPCOR Water.

Please note that the scope of this assessment is limited to the on-street fire protection requirements within the municipal water standard (Volume 4) and does not directly address any regulatory requirements under the National Building Code- 2023 Alberta Edition.

- 6) If applicable, ensure provisions for firefighting are in accordance with:

-NBC(AE-2023), Div. B, 3.2.5 Provisions for Firefighting

-City of Edmonton, Design and Construction Standard Volume 2: Complete Streets.

-City of Edmonton, Design and Construction Standard Volume 4: Water (owned and operated by EPCOR Water).

	Project Number: 640610430-002 Application Date: DEC 13, 2025 Printed: July 28, 2026 at 12:01 PM Page: 4 of 5										
Development Permit											
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Project Number: **640610430-002**

Application Date: DEC 13, 2025

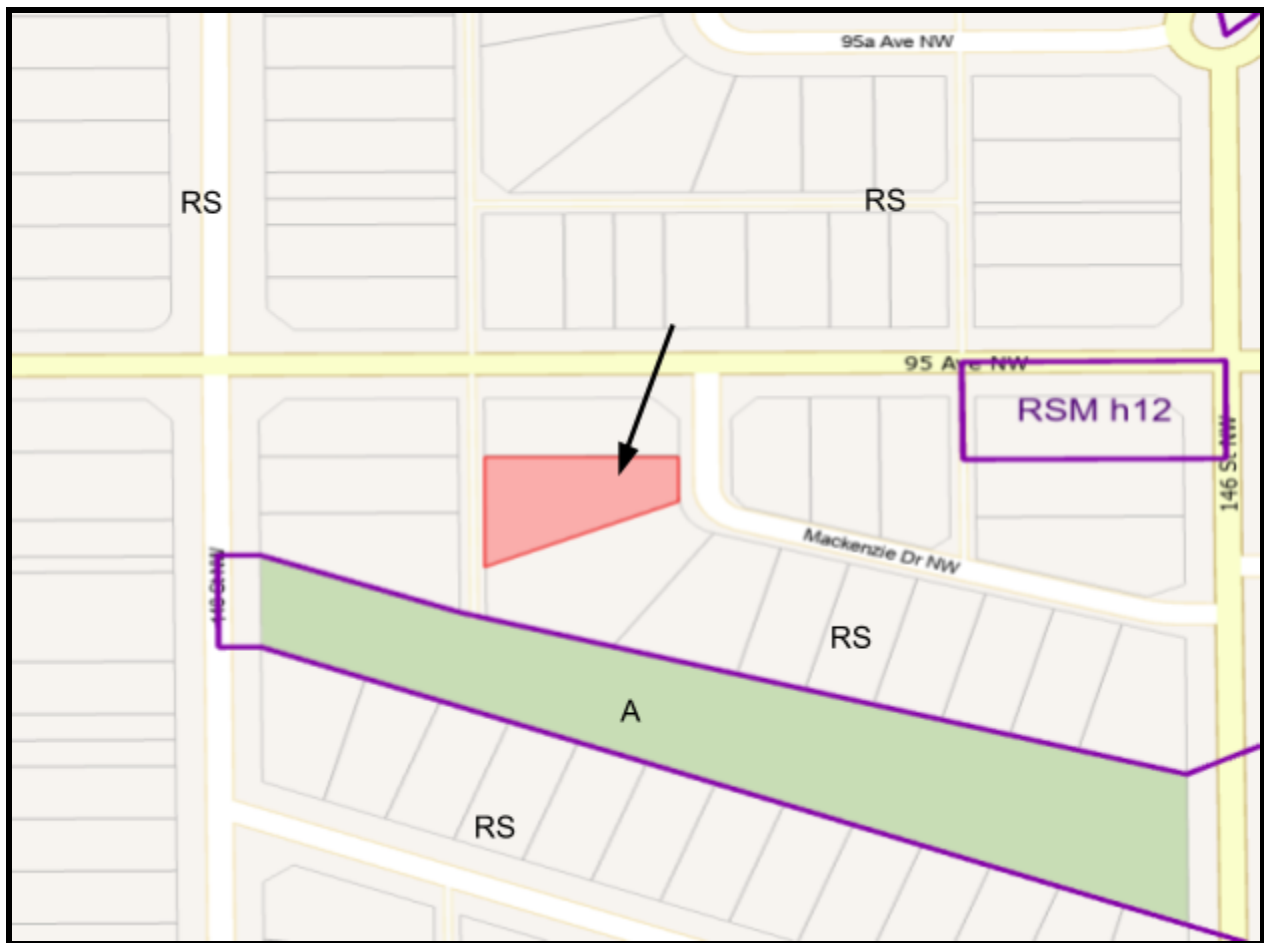
Printed: July 28, 2026 at 12:01 PM

Page: 5 of 5

Development Permit

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Lot Grading Fee	\$490.00	\$490.00	000347001001950	Dec 17, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$1,105.00	\$1,105.00		

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-212

▲
N